



November 2, 2006

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Dean Thompson
Pledge of Allegiance Deanne Hall
Quorum Chairman Sprague
Approval of Minutes for October 19, 2006 Chairman Sprague
Commissioner Atkins moved to approve the minutes of October 19, 2006. Commissioner Hall seconded. Motion carried 5 – 0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague
Commissioner McGuire moved to approve the Agenda as presented with one item added. Commissioner Thompson seconded. Motion carried 5 - 0.

Old Business

- Rezoning Staff**
- 1. RZ 06-09-06**, Rezone Tax Map 073 Parcels 012, 012A, and 012B, 22.31 acres located at 213 Foxdale Drive and property located on Byrd Road from R-2 & R-1 to R-2 RCO. *Commission District 3.*
Commissioner Hall made the motion to disapprove RZ06-09-06 to rezone from R-1 to R-2 and to apply the (RCO) to the entire parcel, and to recommend rezoning the R-1 portion of the site to R-1A and to apply the RCO, and to include departmental conditions and close the public hearing. Commissioner Thompson seconded. Motion carried 4 – 1 (Atkins).
 - 2. RZ 06-10-01**, Rezone Tax Map 074C Parcel 042, 4.90 acres located at 4516 Jessie Road from R-2 to T-R. *Commission District 3.*
Commissioner Atkins made the motion to approve RZ06-10-01 and to include departmental conditions and close the public hearing. Commissioner McGuire seconded. Motion carried 5 - 0.
 - 3. RZ 06-10-03**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from R-A to M-2. *Commission District 3.*
Commissioner Thompson made the motion to disapprove RZ06-10-03 and close the public hearing. Commissioner McGuire seconded. Motion carried 5 - 0.

New Business

- Final Plat Staff**
- 4. General Woods Parkway**, off of Washington Road and Riverwood Parkway, Zoned PUD, Tax Map 058 Parcel 017, 10.10 disturbed acres, *Commission District 3.* [Item added]
Commissioner Thompson made the motion to approve the final plat for General Woods Parkway and to include all departmental conditions. Chairman Sprague seconded. Motion carried 5 - 0.



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Preliminary Plat.....Staff

5. **Bartram Trail V**, Columbia Road, Zoned PUD, 40 lots, 21.47 acres, *Commission District 3*.
Commissioner Atkins made the motion to approve the preliminary plat for Bartram Trail V and to include all departmental conditions. Commissioner Hall seconded. Motion carried 5 - 0.

Rezoning.....Staff

6. **RZ 06-11-01**, Rezone Tax Map 080 Parcel 004, 5.71 acres located on Buff Road from M-1 to C-3.
Commission District 2
Commissioner Atkins made the motion to approve RZ06-11-01 and to include departmental conditions and close the public hearing. Commissioner McGuire seconded. Motion carried 5 - 0.
7. **RZ 06-11-02**, Rezone Tax Map 079 Parcel 116, .85 acre located at 4296 Owens Road P-1 to C-2.
Commission District 2.
Commissioner McGuire made the motion to approve RZ06-11-02 and to include departmental conditions and close the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.
8. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 051I; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2*.
Commissioner Atkins made the motion to table RZ06-10-04 until the December 7, 2006 planning commission meeting and leave open the public hearing. Chairman Sprague seconded. Motion carried 5 - 0.

Text Amendment.....Staff

9. **Node Protection Overlay Districts (NPOD)**
10. **Belair Road / Columbia Road Node Overlay**
11. **Evans-To-Locks / Fury's Ferry Road Node Overlay**
Commissioner Atkins made the motion to table the Node Protection Overlay District ordinances and leave open the public hearings. Commissioner McGuire seconded. Motion carried 3 – 2 (Thompson and Sprague).

Variance..... Staff

Staff Comments Staff

Public Comments..... Chairman Sprague

Adjourn Chairman Sprague

Meeting Adjourned at 9:32 p.m.



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COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: November 2006

Board/Commission	Date	Time	Location
Planning Commission	November 2, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	November 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, November 21, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, November 17, 2006** to place their name on the agenda for presentation.